

2 Chapel Street, Rowhedge, CO5 7JS



**Freehold**

Offers In Region Of

**£400,000**

Subject to contract

Delightfully positioned

**3** bedrooms  
**1** reception room  
**2** bathrooms





## Some details

### General information

Occupying a superb position, close to the waterfront, in this highly regarded village a wonderful three double bedroom detached house offering a well presented and deceptively spacious interior.

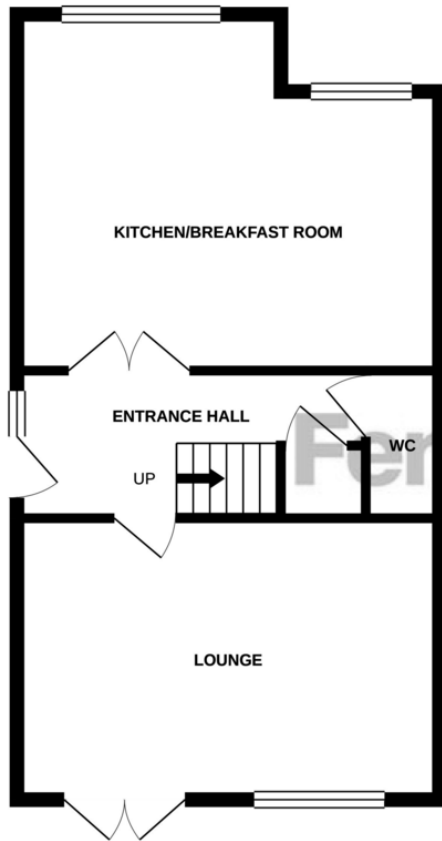
Accommodation briefly comprises an entrance hall with stair flight to the first floor and cloakroom with low level W.C and wash basin. The front facing kitchen/breakfast room offers a superb entertaining space and is comprehensively fitted in a range of modern units comprising worksurfaces with a good array of cupboards, drawers and space under, inset one and a half bowl sink, cooker hood, integrated dishwasher, plumbing for automatic washing machine, fitted wall units, tall storage cupboard and further cupboard housing the gas fired boiler. The spacious lounge has a range of fitted storage cupboards and display shelving and patio doors overlooking the mature rear garden.

On the first floor the landing has a shelved linen cupboard and access to the loft which we are advised is predominantly boarded and has a loft ladder. The master bedroom is of excellent proportions and has a range of fitted wardrobes and en-suite shower room with tiled shower cubicle, low level W.C and small wash basin. There are two additional double bedrooms each of which has fitted wardrobes and there is a spacious family bathroom having recently been refitted in a stylish suite comprising panel bath with separate shower fitment over, low level W.C, wash basin, fully tiled walls and vertical towel rail.

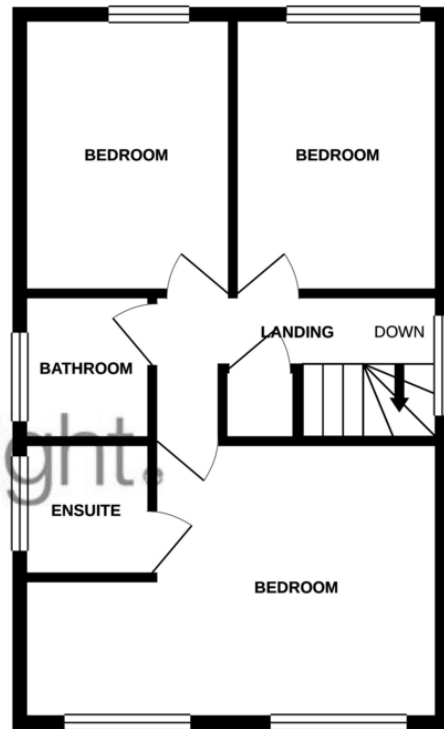


A delightfully positioned and appealing three double bedroom detached house occupying a non-estate position with large mature rear garden.

GROUND FLOOR



1ST FLOOR



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#### Cloakroom

With two piece suite

#### Kitchen/breakfast room

17' 3" max. x 14' 6" (5.26m x 4.42m)

#### Lounge

17' 3" x 11' 5" (5.26m x 3.48m)

#### Landing

#### Bedroom one

17' 4" > 11' 5" x 11' 5" (5.28m x 3.48m)

#### Ensuite

5' 4" x 5' (1.63m x 1.52m)

#### Bedroom two

11' 4" x 8' 6" (4.27m x 2.59m)

#### Bedroom three

11' 4" x 8' 6" (3.45m x 2.59m)

#### Bathroom

6' 5" x 5' 4" (1.96m x 1.63m)



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Particulars for 2 Chapel Street, Rowhedge, CO5 7JS



### The outside

To the front of the property there is a block paved driveway providing off road parking for a number of vehicles.

The rear garden has a substantial decked patio with veranda and large garden beyond. There is additional further decked area, garden shed and tool store with the garden providing delightful setting to this wonderful home. The rear part of the garden is currently overgrown and the overall measurement is likely to be comfortably in excess of 100ft. in depth.

### Where?

The property occupies a lovely position in this highly regarded riverside village on the banks of the River Colne. Within the village there is a good primary school, post office, doctors and convenience store along with two popular public houses. Central Colchester is within comfortable driving distance and offers an excellent range of shopping and recreational facilities, wine bars, restaurants and Mercury theatre.

### Important information

Council Tax Band - D

Services - We understand that mains water, drainage, gas and electricity are connected to the property.

Tenure - Freehold

EPC rating - D

Our ref - GMB

### Further information

If you would like more information on this property and its surrounding location (schools, transport etc) please get in touch.

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### Viewing

To make an appointment to view this property please call us on 01206 763 388.

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### Directions

Proceed to the south east of Colchester along the Military Road proceeding into Old Heath Road and over the mini roundabout. Turn left into Rowhedge Road and straight over at junction into Chapel Street where the property will be located after a short distance on the right hand side.

To find out more or book a viewing

**01206 763 388**

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